

**"The City with a Heart"**



Rick Biasotti, *Chair*  
Auros Ansbergs Harman, *Vice Chair*  
Marco Durazo  
Mary Lou Johnson  
Kelly Lethin  
Gerard Madden  
Valentine Morgan

**GOVERNOR'S EXECUTIVE ORDER N-25-20\*\*\*\*  
CORONAVIRUS COVID-19  
AND SAN MATEO COUNTY HEALTH DIRECTIVE  
FROM MARCH 14, 2020**

On March 17, 2020, the Governor of California issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow for local legislative bodies to conduct their meetings telephonically or by other electronic means. Pursuant to the current Shelter-In-Place Order issued by the San Mateo County Health Officer which became effective on March 17, 2020, and which was updated and recently extended on April 29, 2020; the statewide Shelter-In-Place Order issued by the Governor in Executive Order N-33-20 on March 19, 2020; and the CDC's social distancing guidelines which discourage large public gatherings, the San Bruno City Council Chambers at the Senior Center is no longer open to the public for meetings of the City Council. Members of the public may view the meeting on a livestream at [www.youtube.com/user/cityofsanbruno](http://www.youtube.com/user/cityofsanbruno) or on CityNet Services Channel 1. The recorded meeting will be also made available for viewing on the City's YouTube channel after the meeting has concluded.

If you would like to make a Public Comment on an item not on the agenda, or comment on a particular agenda item, please email us at [pwu@sanbruno.ca.gov](mailto:pwu@sanbruno.ca.gov). The length of all emailed comments should be commensurate with the three minutes customarily allowed per speaker, which is approximately 300 words total. Emails received before the special or regular meeting start time will be forwarded to the Planning Commission, posted on the City's website and will become part of the public record for that meeting. If emailed comments are received after the meeting start time, or after the meeting ends, they will be forwarded to the Planning Commission and filed with the agenda packet becoming part of the public record for that meeting.

Individuals who require special assistance of a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, agenda packet or other writings that may be distributed at the meeting, should contact Pamela Wu, Community and Economic Development Director 48 hours prior to the meeting at (650) 616-7074 or by email at [pwu@sanbruno.ca.gov](mailto:pwu@sanbruno.ca.gov). Notification in advance of the meeting will enable the City of San Bruno to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

**AGENDA**  
**PLANNING COMMISSION SPECIAL MEETING**

[View Full Meeting](#)

**August 17, 2021**

**6:00 p.m.**

**Zoom Meeting Details:**

<https://sanbruno-ca-gov.zoom.us/j/83130278274>

**Webinar or Meeting ID: 831 3027 8274 (audio only)**

**Password: 107790**

**Zoom Phone Line: 1 669 900 9128 (same webinar ID and password as above)**

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised and City Council Rules of Procedure. All regular Council meetings are recorded and televised on CityNet Services Channel 1 and replayed the following Thursday, at 2:00 pm. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodations or appropriate alternative formats for notices, agendas and records for this meeting should notify us 48 hours prior to meeting. Please call the Community and Economic Development Department (650) 616-7074, or email your request to Pamela Wu, Community and Economic Development Director at [pwu@sanbruno.ca.gov](mailto:pwu@sanbruno.ca.gov).

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**1. APPROVAL OF MINUTES:** July 20, 2021

**2. PUBLIC COMMENT ON ITEMS NOT ON AGENDA**

Individuals allowed three minutes. It is the City's policy to refer matters raised in this forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Council from discussing or acting upon any matter not agendaized pursuant to State Law.

**3. [ANNOUNCEMENT OF CONFLICT OF INTEREST](#)**

**4. [PUBLIC HEARINGS](#)**

**A. Adopt a resolution recommending City Council to certify the Final Bayhill Specific Plan and Phase 1 Environmental Impact Report (EIR), approve the proposed General Plan Amendments, adopt the Bayhill Specific Plan, and approve the proposed Zoning Ordinance Amendments to add Chapter 12.290, Bayhill Specific Plan Districts.**

Proposed Zoning Districts: BRO (Bayhill Regional Office), BNC (Bayhill Neighborhood Commercial), BR (Bayhill Residential Overlay), BMU (Bayhill Mixed-Use)

Location: The Project site comprises of approximately 92.2 acres and is bounded by Interstates 280 to the west and 380 to the north, the properties fronting El Camino Real to the east, and San Bruno Avenue West from Elm Avenue to Interstate 280 to the south. The project site consists of the following Assessor's Parcel Numbers (APNs) plus streets within or bordering the area: 020-011-430, 020-011-420, 020-011-330, 020-011-

370 020-015-020, 020-015-030, 020-015-040, 020-011-360, 020-019-070, 020-018-010, 020-017-020, 020-017-010, 020-012-120, 020-012-190, 020-012-160, 020-012-170.

Recommended Environmental Determination: An Environmental Impact Report (EIR) has been prepared for the project pursuant to the California Environmental Quality Act (CEQA). The Planning Commission will consider making a recommendation to City Council certifying the Final EIR.

Request for certification of Final EIR that has been prepared for the Bayhill Specific Plan and proposed YouTube Phase 1 development, approval of General Plan Amendment, adoption of Bayhill Specific Plan and amending Zoning Ordinance to include Chapter 12.290, Bayhill Specific Plan Districts. Google / YouTube (Applicant/Owner). **GPA21-002, ZA21-001**

**B. Adopt a resolution recommending City Council to approve the Vesting Tentative Map, Architecture Review Permit for the proposed YouTube Phase 1 Development and the draft Development Agreement**

Location: APN 020-011-430, 020-015-020, 020-015-030, 020-018-010, 020-011-330, 020-015-040, 020-019-070, 020-011-370

Proposed Zoning Districts: BRO (Bayhill Residential Office), BR (Bayhill Residential Overlay)

Recommended Environmental Determination: An Environmental Impact Report (EIR) has been prepared for the project pursuant to the California Environmental Quality Act (CEQA). The Planning Commission will consider making a recommendation to City Council concluding that the EIR certified as part of Agenda Item 4.A action is adequate for these approvals.

Request for a Vesting Tentative Map that applies to all APN's referenced above pursuant to Section 12.38 of the San Bruno Municipal Code and an Architectural Review Permit to allow the construction of two, three-story office buildings, amounting to 440,000 square feet, with a total of 1,896 subterranean parking spaces at APN 020-011-430 and APN 020-015-020, pursuant to Section 12.108.010 of the San Bruno Municipal Code, in addition to the proposed Development Agreement that would apply to all APN's referenced above, pursuant to City Council Resolution 1986-77. Google / YouTube (Applicant/Owner). **TM19-001, AR19-004, DA21-002**

**5. ITEMS FROM STAFF**

- a. Selection of September 16, 2021 ARC meeting volunteers.

**6. PUBLIC COMMENT ON MATTERS NOT ON AGENDA** (Remaining comments not heard during previous comment period.) See text above.

**7. ITEMS FROM MEMBERS AND SUBCOMMITTEE REPORTS**

**8. ADJOURNMENT**

The next regular Planning Commission Meeting will be held on  
September 21, 2021 at 7:00 p.m.

**Posted Pursuant to Law on August 7, 2021**